

Memorandum

TO: Community Development Committee

FROM: James E. Van Dyke, Economic Development Specialist

DATE: November 10, 2008

RE: Proposed Office Use - Lots 9 & 12, Southpoint Commerce Park

The City of Appleton has recently sold Lots 1 and 13, Southpoint Commerce Park Plat No. 1 for office development. Rather than mixing industrial and office uses, staff is recommending the City reserve Lots 9 and 12 for future office use. These Lots lie south and west of Lot 13 and share a joint access easement. Limiting the use of these lots to office will help to avoid the potential for car and truck traffic conflicts in the future. It will also provide a good transition from the retail uses to the north with the industrial uses to the south. See the attached maps for reference.

At the time Southpoint Commerce Park was laid out, it was thought the private office park on Destination Drive would provide sufficient office sites well into the future. Upon reaching full capacity, a second office park would be developed on the northeast corner of Midway Road and Eisenhower Drive. With the two recent large office projects (Employment Resource Group & Time Warner), this area is nearly fully developed.

Designating Lots 9 and 12 for future office use will provide the City with some additional office sites without having to extend infrastructure to the northeast corner of Midway Road and Eisenhower Drive at this time.

RECOMMENDATION:

The City of Appleton restricts the land use of Lots 9 and 12, Southpoint Commerce Park Plat No.1, to office use.